

OSMAN SHRINE  
LOST SPUR COUNTRY CLUB SITE  
EAGAN, MINNESOTA

January 15, 2004

**REQUIRED COVERSHEET FOR SUBMISSION OF INFORMATION  
FOR A STADIUM PROPOSAL**

Identify the Respondent by providing the names and addresses of each individual and/or entity participating in this submission:

PARKS Real Estate  
CHRIS MOARN  
4660 SLATER Rd  
FARGO, Mn. 58122

If the one of the entities listed above is a governmental entity formed under a joint powers agreement or an entity or organization which includes more than one public or private entity, please identify all of the entities or organizations which are members or participants of the Respondent:

This submission includes a proposal for a:

- Baseball Stadium
- Football Stadium
- Combined Facilities

**CERTIFICATION AND WAIVER**

The Respondent acknowledges that the submissions and the information contained therein are not confidential and all of the information contained in the submissions or provided to the stadium screening committee may be given to the public, to members of the Pawlenty Administration and/or to other persons or entities as deemed appropriate by the Screening Committee or the Administration. Respondent affirmatively states that it has the legal right to submit the enclosed information to the Screening Committee without any restriction on the Screening Committee's future disclosure or use of the information. Respondent waives any copyright or any other claim of propriety, right of control, or limitation of use in relation to the information submitted. Respondent further agrees to hold the members of the Screening Committee, the State of Minnesota, its agents and employees, harmless from any and all claims or lawsuits that may arise from the Respondent's activities related to its submission, including any claim for negligence, breach of contract, or any other claims alleging wrongful acts or omissions by Respondent, or the Respondent's independent contractors, agents, employees or officers.



Respondent

By Parks Real Estate

Its President

Thursday, January 15, 2004

612-332-6600

Dan McElroy  
**State Of Minnesota**  
400 Centennial Building  
St. Paul, MN 55155

Dear Commissioner and Screening Committee:

Thank you for the opportunity to present the State of Minnesota with a new and exciting site for the development of a MN Vikings stadium.

The proposed site measures 74 acres and is located adjacent to Highway 13 & I-494 near the Minnesota River in Eagan. The site currently has excellent highway connections in all directions serves both Minneapolis and St. Paul. A light rail connection is only 2.2 miles away at the Mall of America. Along with excellent access, this site has extraordinary views to the north that showcase both the Minnesota River Valley and the Minneapolis skyline.

This property just recently became available and as a result of constrictive time limits; we have provided as much information as possible. If the State of Minnesota shows interest in this site we will quickly move forward to solve any unanswered issues.

We look forward to working with you in the future. Please feel free to call if there are any questions.

Sincerely,

Chris Moarn  
*President*  
Parks Real Estate





Mall of America

Pilot Knobs Road

13

494

## Narrative

The Osman Shrine Lost Spur Country Club is located in Eagan, Minnesota on 74 acres that overlook the Minnesota River Valley (Fort Snelling State Park) and is currently in use as a golf course.

The attractiveness of this site is its location, location, location. The suburb of Eagan is conveniently located between both Minneapolis and St. Paul. The distance to the Mall of America is 2.2 miles. The Lindbergh Terminal at the MSP International Airport is 3.1 miles away. And, excellent freeway access already exists in all directions.

The possibility of light rail access to this site is fantastic. With the addition of one spur across the river (2.2 miles), the stadium and most of the southern suburbs would be connected to the light rail network.

Park and ride availability during the week when games are not in progress is now a strong possibility.

We have designed a site that needs structural parking because of the Vikings' heavy requirements. The greater the success of light rail the less the importance of structured parking.

We have designed a 68,000 seat open air stadium. The stadium would be constructed on a north/south axis. The open end of the stadium would look directly north over the Minnesota River Valley to the skyline of Minneapolis. This view is truly one of the strong points of this proposal, and I highly recommend that any screening committee member tour the site before making any recommendations.

The proposal is designed with the stadium located on the west side of the site. This enables motorists the ability to exit off of Interstate 494 and Highway 13 and enter site without creating any traffic delays on the freeway. Structured parking is proposed along Highway 13. This structure would support parking stalls for automobiles and buses, and provide the light rail with a station.

All parking will provide access to a large town square. Hotels, retail, restaurants and a large open community space will compliment the stadium and add aesthetic appeal.

Due to the hillside's sharp incline, we propose that the stadium be built into this natural feature of the landscape. The first 35 rows would be accessible from town square level. The remainder of the stadium would be constructed above ground.

The stadium has been designed to accommodate both football and soccer. Although primarily designed for football, the natural grass makes World Cup Soccer a possibility in the future.

The site plan shows a 68,000 seat open air stadium designed to the same dimensions as the current St. Louis Rams stadium. At this time we have cannot provide specific design details of the new stadium.

## I Site

### 1. Location/Site

Osman Shrine Lost Spur Country Club  
74 acres- Eagan, MN  
68,000 seat open air stadium

### 2. Accessibility

Presently this site is accessible from Pilot Knob Road and Highway 13. We are proposing an additional exit and entrance be added to Interstate 494.

### 3. Parking

Surface parking and ramp parking are proposed. There are 10,086 parking stalls available. The infrastructure needs to be improved with an additional exit and entrance needed on Interstate 494. A light rail station is planned on site.

### 4. Transit Connections

Obviously the proposal has planned for automobiles. Bus and light rail are an essential for a new development on this site. A large bus parking garage (200 buses) is planned under the light rail station. This parking structure could be in use for buses and cars even when a game is not in progress.

This site is 2.2 miles away from a light rail connection at the Mall of America. The benefits and possibilities of this connection are substantial. I would also like to point out that rail does presently exist adjacent to the site. A line owned by Union Pacific runs from St. Paul to Shakopee. Possibilities of this transit are being investigated.

### 5. Stadium Related Development

Related private development is possible on the site. A large town square is planned adjacent to the stadium. Both the stadium and the sides of the town square are planned for retail support at street level. There are two additional sites on the property that would support an office building and a hotel.

### 6. Combined Location

The current site can only accommodate one stadium. There are possibilities for a second stadium (baseball), but there would have to be cooperation from adjacent land owners, if necessary, before such a development could be considered..

## II Financing

We believe that Professional Football (specifically the Minnesota Vikings) is an integral part of the fabric and lifestyle of the State on Minnesota, and the people who benefit from their existence should be responsible for financing this new stadium.

We see the chief benefactors as:

- the State of Minnesota
- the Viking Ownership
- the business community

Proposed responsibility- Each entity will be responsible for a portion of the cost. Each entity should 'obtain' the most favorable financing available at the time of the financing. Their share is their responsibility.

-State of Minnesota- \$150,000,000

Sales Tax/General Fund? We are not in the position to direct the State. How this is proposed/approved or executed is the responsibility of the State of Minnesota.

-Viking Ownership- \$150,000,000

A combination of investment and benefit of the G3 program seem logical. We do not propose what we believe is best for the Minnesota Vikings Ownership, but we encourage them to finalize a plan that is best for them. All seat income, parking income, concessions and advertising income would go to the Vikings.

-Business Community- \$100,000,000

We propose a personal seat license of \$275 per seat per year that would be charged to the ticker holders of 30,000 seats in the lower level of the stadium. The income from this license would reimburse business investors for their investment in the stadium.

### Ownership and Management

The ownership of the stadium would fall into the hands of a newly created partnership. Shares of this partnership would be divided pro rata to the amount of investment on the project. Ticket income, parking income, and concession income from additional events would be divided amongst the partners proportionally to the percent of ownership in the venture.

## III Local Government & Community Support

Presently the City of Eagan has not approved this site for a stadium. The golf course is presently zoned for parkland. This zoning would have to be changed by vote of the city council. The City of Eagan is excited about the possibilities of this proposal, but needs to review the plans, and project the support needed from the city to service a new, large structure in Eagan.

## Summary

Benefits of Osman Shrine Lost Spur Site for a new MN Vikings Stadium

**\*Location, Location, Location**

**\*Easy Light Rail Connection**

**\*Easy Access to Major Highways**

**\*Spectacular Views**

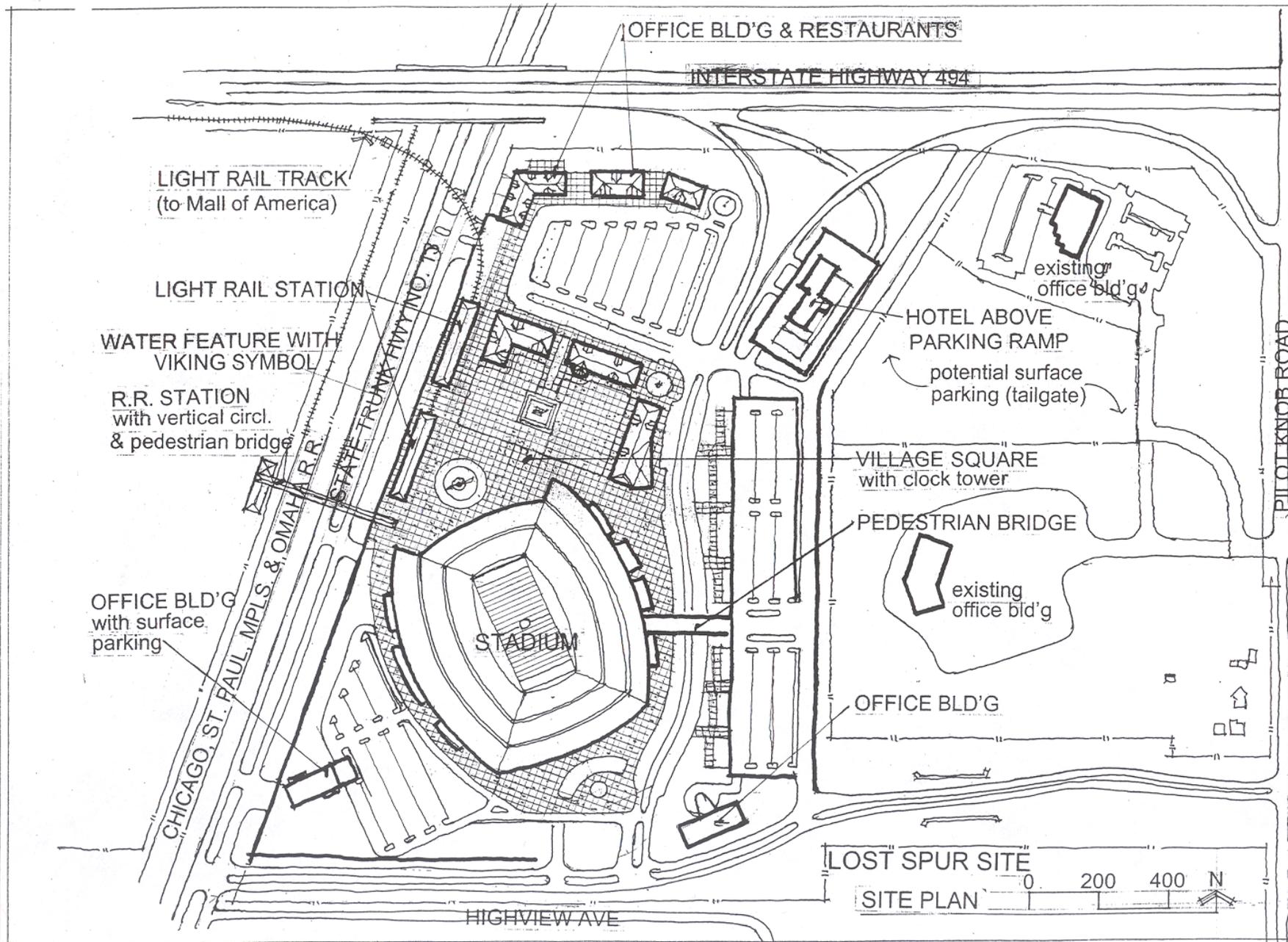
**\*Easy Access to International Airport**

**\*Easy Access to Mall of America**

**\*Potential Park & Ride Site**

**\*Additional Uses for the Stadium**





OFFICE BLD'G & RESTAURANTS

INTERSTATE HIGHWAY 494

LIGHT RAIL TRACK  
(to Mall of America)

LIGHT RAIL STATION

WATER FEATURE WITH  
VIKING SYMBOL

R.R. STATION  
with vertical circl.  
& pedestrian bridge

OFFICE BLD'G  
with surface  
parking

STADIUM

HOTEL ABOVE  
PARKING RAMP

potential surface  
parking (tailgate)

VILLAGE SQUARE  
with clock tower

PEDESTRIAN BRIDGE

existing  
office bld'g

OFFICE BLD'G

existing  
office bld'g

CHICAGO, ST. PAUL, MPLS. & OMAHA R.R.

STATE TRUNK HWY NO. 13

PILOT KNIFE ROAD

HIGHVIEW AVE

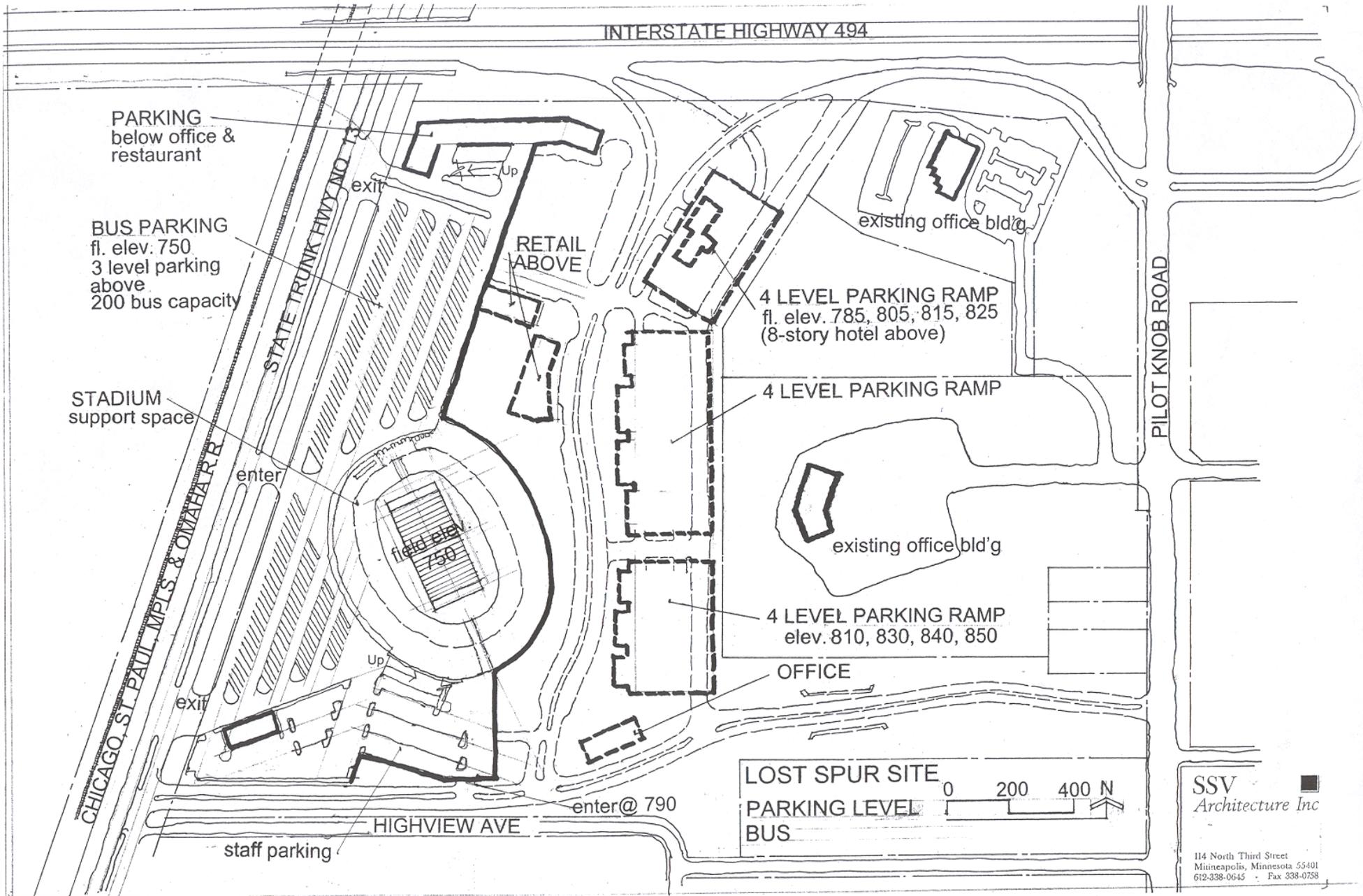
LOST SPUR SITE

SITE PLAN



SSV  
Architecture Inc

114 North Third Street  
Minneapolis, Minnesota 55401  
612-338-0645 Fax 338-0738



SSV  
Architecture Inc

114 North Third Street  
Minneapolis, Minnesota 55401  
612-338-0645 • Fax 338-0758

INTERSTATE HIGHWAY 494

PARKING  
below office & restaurant

3 LEVEL PARKING  
RAMP over bus  
parking level  
fl. elev. 770, 780 & 790

STADIUM  
support space

STATE TRUNK HWY NO. 13

RETAIL  
ABOVE

existing office bldg.

4 LEVEL PARKING RAMP  
fl. elev. 785, 805, 815, 825  
(8-story hotel above)

4 LEVEL PARKING RAMP

RETAIL (service from garage)

existing office bldg.

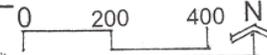
4 LEVEL PARKING RAMP  
fl. elev. 810, 830, 840, 850

PILOT KNOB ROAD

CHICAGO, ST. PAUL, MPLS. & OMAHA R.R.

field  
elev. 750

LOST SPUR SITE  
PARKING LEVEL  
TYPICAL



8 STORY OFFICE  
support area

exit @ 790

HIGHVIEW AVE

SSV  
Architecture Inc

114 North Third Street  
Minneapolis, Minnesota 55401  
612-338-0645 Fax 338-0758

